



# Architectural Review Committee Annotated Agenda

## Architectural Review Committee

Terry Latasa, Chair  
Peter Arellano, Vice Chair  
Paul E. Davis  
Eugene Hayden  
Boris Jacobowsky  
Glenn Johnson  
William Whipple

Council Chamber  
Few Memorial Hall of Records  
Monterey, California

Regular Meeting  
September 19, 2007

4:00 PM - 6:15 PM  
7:30 PM - 11:00 PM

*Architectural Review Committee (ARC) review is to encourage and promote good development that is related to the setting and established character of the surrounding area or neighborhood. To accomplish this, the ARC will review all areas of a proposal that influence outside appearance. Access, on-site circulation, grading, tree impacts, building placement, landscape areas, landscape planting, architectural style, bulk, mass, color and signs are evaluated for conformance with adopted design guidelines, tree protection standards and neighborhood compatibility. Applications may be approved as submitted, continued for further study, denied or approved subject to conditions, specified changes, additions, or deletions.*

**CALL TO ORDER:** 4:02 PM  
**PRESENT:** Arellano, Davis, Hayden (4:04 PM), Jacobowsky, Johnson, Latasa (left 5:05 PM), Whipple  
**ABSENT:** None  
**STAFF:** Chip Rerig, Forrest Ebbs, Robert Reid, Kim Allen

### **PUBLIC COMMENTS:**

The Public may speak at this time on any Architectural Review Committee matter not on the agenda. Comments should be limited to a maximum of three (3) minutes.

NONE.

### **APPROVAL OF ANNOTATED AGENDA:**

1. Approved September 5, 2007 Annotated Agenda 6-0-1(Absent-Hayden).

### **CONSENT AGENDA:**

Consent Agenda consists of items which staff recommendations have been prepared. A member of the public or an Architectural Review Committee Member may request that an item be placed on the regular agenda for further discussion. If placed on the regular agenda, Consent items will be the first items discussed.

NONE.

### **AFTERNOON REVIEW AGENDA: REPRESENTATION NECESSARY**

1. **Tree Permit #6239 (Appeal 07-305)**  
250 Forest Ridge Road, Building 1, Units 5 & 6  
Appellant: Thomas Uniack, Director  
Tanglewood Homeowners Association  
Owner: Tanglewood Community Association
- Consideration of an Appeal of Staff's Decision  
Denying Removal of One (1) Monterey Pine.**

Upheld the appeal 4-3(Noes-Arellano, Hayden, Jacoubowsky)-0 adopting the Finding for Decision and with the following Condition of Approval:

1. The applicant shall replace the Monterey Pine with Monterey Pines at a 3:1 ratio working with the City Forester to plant the replacement trees in appropriate spots within the greenbelt.
2. Future requests to remove trees within the 30 foot clear area of the condominium complex should be reviewed as a group, unless there are special circumstances for any one particular tree.

Finding for Decision:

1. The tree creates a perceived safety hazard and causes stress to the homeowners.

**2. Single-Family Dwelling (07-288)**

**17 Mar Vista Drive**

**Applicant: Jalen Weir, Wald, Ruhnke & Dost  
Architects**

**Owner: Auburndale, LLC**

**Concept Design Review for the Demolition of an Existing One-Story Single-Family Dwelling and Construction of a New Two-Story Single-Family Dwelling.**

Chair Latasa left at 5:05 PM and turned the meeting over to Vice-Chair Arellano.

Approved Concept Design Review 6-1(Noes-Jacoubowsky)-0 adopting staff Finding for Decision, and with the following Conditions of Approval:

1. The applicant shall eliminate the second driveway and maintain the existing tree coverage.
2. The applicant shall not prune, remove, or otherwise affect the trees within the public right-of-way without the prior written permission of the City Forester.
3. The applicant shall make no improvement to the right-of-way, without the prior issuance of an Encroachment Permit.
4. The applicant shall lower the tower element a significant amount, at least two feet, so that it does not substantially project above the tree canopy, and provide revised story poles of the tower element.
5. The applicant shall return to ARC for Preliminary Design Review.

Amy Treadwell, a neighbor up the hill, said she was concerned about the privacy impact of the west elevation where the windows will look into her living room windows, and asked if anything could be done to address that problem. She said she was speaking also for the adjacent neighbor who is out of the country and is concerned about the view impact of the tower. She asked how much the tower could be lowered and also said she would like to see a red tile roof that would fit in with Monterey architecture.

Fred Guild, also representing the adjacent neighbor, stated that the neighbor would lose over 50% of the view of the Monterey Bay that he currently enjoys and asked the Committee to continue the item to November when the adjacent neighbor would be able to attend the meeting and participate.

**RECESS: 6:15 PM**

Agenda items shown on the schedule after the recess will only be heard on the Evening Review. Staff Informational Reports and ARC Member's Comments may be heard at the end of the afternoon agenda if time allows before the Recess.

**RECONVENE: 7:30 PM**

**CALL TO ORDER:**

**7:34 PM**

**PRESENT:**

**Davis, Hayden, Jacoubowsky, Johnson, Latasa, Whipple**

**ABSENT:**

**Arellano**

**STAFF:**

**Chip Rerig, Forrest Ebbs, Kim Allen**

**PUBLIC COMMENTS:**

The Public may speak at this time on any Architectural Review Committee matter not on the agenda. Comments should be limited to a maximum of three (3) minutes.

NONE.

**EVENING REVIEW AGENDA:**

(REPRESENTATION NECESSARY) Evening Review Agenda to be heard at 7:30 PM

3. **Trader Joe's (07-304)** **Preliminary Design Review for a New Business Sign.**  
570 Munras Avenue  
Applicant: Edward Artinger, Continental Signs, Inc.  
Owner: City of Monterey

Continued 6-0-1(Absent-Arellano) per the applicant's request.

4. **Chevron USA (07-215 and 07-216)** **Concept and Preliminary Design Review for the Installation of New Signs and Trash Valets at the Chevron Station.**  
351 Fremont Street  
Applicant: Michelle Doyle, RHL Design Group, Inc.  
Owner: Michelle Petrushka, Chevron Products Co.

This item was heard last.

Approved Concept and Preliminary Design Review 6-0-1(Absent-Arellano) adopting staff Finding for Decision and with the following Conditions of Approval:

1. The applicant shall omit the 24 Hours and Food Mart text from the monument sign.
2. The applicant shall verify on the building plans that no signs will be internally illuminated.
3. The applicant shall remove all non-permitted signs prior to submittal for a building permit.
4. The applicant shall use individual letters in the canopy gable, rather than a continuous sheet, as proposed.
5. The applicant shall modify the plan such that the gasoline prices are illuminated by a discrete light fixture above, or to the sides of, the price board.
6. The applicant shall use a natural wood plank background on the monument sign face, not plywood, plastic or other synthetic.

5. **Quality Inn (06-309 and 07-008)** **Concept Design Review for Construction of a New Porte-Cochere and Exterior Changes, and Installation of a New Business Sign at an Existing Hotel Building.**  
2075 N. Fremont Street  
Applicant: David J. Elliot  
Owner: Jae J. Kim

This item was heard after Item #6 because there was no representation for Item #4 yet.

Continued 6-0-1(Absent-Arellano) for redesign with the following recommendations:

1. The applicant shall lessen the overall mass and scale of the porte-cochere by eliminating the sign to bring the size down, or place the gable in another direction.
2. The applicant shall modify the proposed perimeter wall around the swimming pool to contain more transparency using more glass block all around or some other method to open the wall up.
3. Additional screening of the upper portion of the wall should be accomplished with landscaping, if necessary.

6. **The Flower Market (07-325)** **Concept Design Review for the Construction of an Addition to an Existing Commercial Building.**  
2103 N. Fremont Street  
Applicant: Eddie Hurt, Architect  
Owner: Lewis Baker

This item was heard after Item #3 because there was no representation for Item #4 and Item #5.

Approved Concept Design Review 6-0-1(Absent-Arellano) with the following Conditions of Approval:

1. The applicant shall move the cube element forward towards Alcalde to create definition as a form different from the original metal building.
2. The applicant shall move the water heater inside the building.
3. The applicant shall use stucco on the exterior of the addition rather than T1-11 siding.
4. The applicant shall submit an application for signage that will include removal of the internally-illuminated pole sign and include a sign, if necessary, on the west elevation building face.

**AGENDA ITEMS THAT HAVE NOT BEEN INITIATED BY 11:00 PM WILL NOT BE REVIEWED. THESE ITEMS WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED MEETING.**

**STAFF INFORMATIONAL REPORT (SIR):**

The SIR is the Staff's report on activities or announcements and requests for clarification or direction regarding scheduling of Committee meetings or study sessions. Most reports will be presented orally at the meeting.

1. None.

**ARC MEMBER'S COMMENTS:**

Committee Members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, ARC may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any City matter, or direct staff to agendaize a matter of business on a future agenda (G.C. 54954.2). This agenda item is not intended for discussion among the ARC Members. Issues that warrant discussion may be scheduled for review at a subsequent meeting.

**ADJOURNMENT: 9:03 PM**

**TWO-YEAR TIME LIMIT:** Pursuant to Section 38-201 (e) of the Monterey City Code, if within two (2) years from the date of final Architectural Review Committee approval a Building Permit has not been granted, the approval shall be null and void unless extended by the Committee.

**CITY PERMITS FOR WATER ALLOCATIONS:** Currently there is no water allocation available to serve residential, commercial and residential additions or remodels. Individual projects after receiving Architectural Review Committee Concept approval may request a water reservation.

**APPEALS:** ARCHITECTURAL REVIEW COMMITTEE DECISIONS MAY BE APPEALED TO PLANNING COMMISSION WITHIN TEN (10) DAYS FROM THE DATE OF THE DECISION ON FORMS AVAILABLE IN THE PLANNING DIVISION DURING BUSINESS HOURS. WHEN THE TENTH DAY FALLS ON A WEEKEND OR A HOLIDAY, THE APPEAL DEADLINE DATE IS THE NEXT WORKING DAY FOLLOWING THE HOLIDAY OR WEEKEND. THE APPEAL FILING FEE IS \$100.00.

\_\_\_\_\_  
ARC Planner

\_\_\_\_\_  
ARC Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

CITY OF MONTEREY'S 24-HOUR SUGGESTION HOTLINES: Voicemail: 646-3799 FAX: 646-3793  
Email: [suggest@ci.monterey.ca.us](mailto:suggest@ci.monterey.ca.us) WebPage: <http://www.monterey.org>

The City of Monterey is committed to include the disabled in all of its services, programs, and activities. Telecommunications Device for the Deaf (831) 646-3721. Please speak to the City Clerk prior to the meeting if you require a hearing amplification device. For more agenda information, call 646-3885.

